159.0	0008	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,600 / 650,600
					USE VALUE:	650,600 / 650,600
					ASSESSED:	650,600 / 650,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PODESKY JAMES E/JENNIFER A
Owner 2:	
Owner 3:	
Street 1:	160 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROWE LAWRENCE P & MARGUERIT -
Owner 2:	-
Street 1:	160 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1030 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	227,200	3,400	420,000	650,600
Total Card	0.138	227,200	3,400	420,000	650,600
Total Parcel	0.138	227,200	3,400	420,000	650,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 631.65 /Parcel: 631.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105950

GIS Ref

GIS Ref

Insp Date 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,200	3400	6,000.	420,000	650,600		Year end	12/23/2021
2021	101	FV	220,800	3400	6,000.	420,000	644,200		Year End Roll	12/10/2020
2020	101	FV	220,900	3400	6,000.	420,000	644,300	644,300	Year End Roll	12/18/2019
2019	101	FV	190,900	3400	6,000.	420,000	614,300	614,300	Year End Roll	1/3/2019
2018	101	FV	165,300	3400	6,000.	354,000	522,700	522,700	Year End Roll	12/20/2017
2017	101	FV	165,300	3400	6,000.	324,000	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	165,300	3400	6,000.	276,000	444,700	444,700	Year End	1/4/2016
2015	101	FV	145,700	3400	6,000.	240,000	389,100	389,100	Year End Roll	12/11/2014

!12437!

PRINT

Date	Time
12/30/21	14:44:29

LAST REV

Date	Time
06/25/18	14:04:56
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWE LAWRENCE P	34659-420		1/25/2002		275,000	No	No		
	10339-152		8/20/1963			No	No		N

USER DEFINED

Prior Id # 1:	105950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2003	742	Dormers	24,000	C		G6	GR FY06	FULL REAR DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Measured	336	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
3/30/2002	MLS	MM	Mary M
12/23/1999	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279141
Depreciation:	51920
Depreciated Total:	227220

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

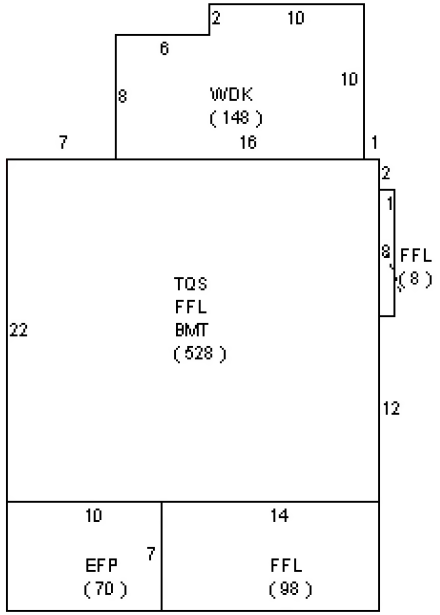
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	127.93
Final Total:	227200	Val/Su SzAd	220.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	634	178.610	113,236
BMT	Basement	528	53.580	28,291
TQS	3/4 Story	396	178.610	70,728
WDK	Deck	148	12.500	1,850
EFP	Enclos Porch	70	64.800	4,536

Net Sketched Area: 1,776 | Total: 218,641

Size Ad 1030 | Gross Area 1908 | FinArea 1030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400